

MINUTES OF A SPECIAL MEETING OF THE  
**HOUSING ADVISORY COMMISSION**  
OF THE CITY OF CHULA VISTA

**May 1, 2014**

**6:00 P.M.**

A Special Joint Meeting of the **Housing Advisory Commission** and **Mobilehome Rent Review Commission** of the City of Chula Vista was called to order at 6:05 p.m. in Conference Room B111, located in Building C at 276 Fourth Avenue, Chula Vista, California.

ROLL CALL

PRESENT: Commissioners Minas, Quero, Zaker, and Torre

ABSENT: Chair Uy

ALSO PRESENT: Stacey Kurz, Senior Project Coordinator  
Leilani Hines, Housing Manager

CONSENT CALENDAR

1. APPROVAL OF MINUTES FROM February 26, 2014

ACTION: Commissioner Minas moved to approve staff's recommendations to approve the minutes. Commissioner Zaker seconded the motion, and it carried, result of vote 4-0.

PUBLIC COMMENTS

None.

INFORMATIONAL ITEMS

2. HOUSING ELEMENT 2013 ANNUAL PROGRESS REPORT

Staff Kurz provided a brief presentation summarizing housing goals and policies in the 2013-2020 Housing Element and progress towards meeting them in 2013, reference Exhibit 1 presentation.

ACTION: None required.

3. CHULA VISTA DEVELOPMENT

Staff Kurz provided a brief presentation regarding recent development and economic development projects, reference Exhibit 2 handouts.

ACTION: None required.

## OTHER BUSINESS

### 4. STAFF COMMENTS

Update on the following projects was provided, reference Exhibit 3 presentation:

- Mobilehome Administrative Fee.
- City Rehabilitation Programs
  - Green Homes for All – Western Homeowner Rehabilitation Program
  - Mobilehome Community Housing Improvement Program (CHIP)

### 5. CHAIR’S COMMENTS (MOBILEHOME RENT REVIEW COMMISSION)

Chair Gonzalez provided the following comments:

- Encouraged members to engage in the May 30<sup>th</sup> workshop the Library was conducting entitled “Chula Vista: The Good, The Bad, and The Just Plain Wrong!”
- Inquired into the Districting efforts at the city.
- Asked staff to consider gender diversification of the commissions.

### 6. COMMISSIONERS’/BOARD MEMBERS’ COMMENTS

None.

## ADJOURNMENT

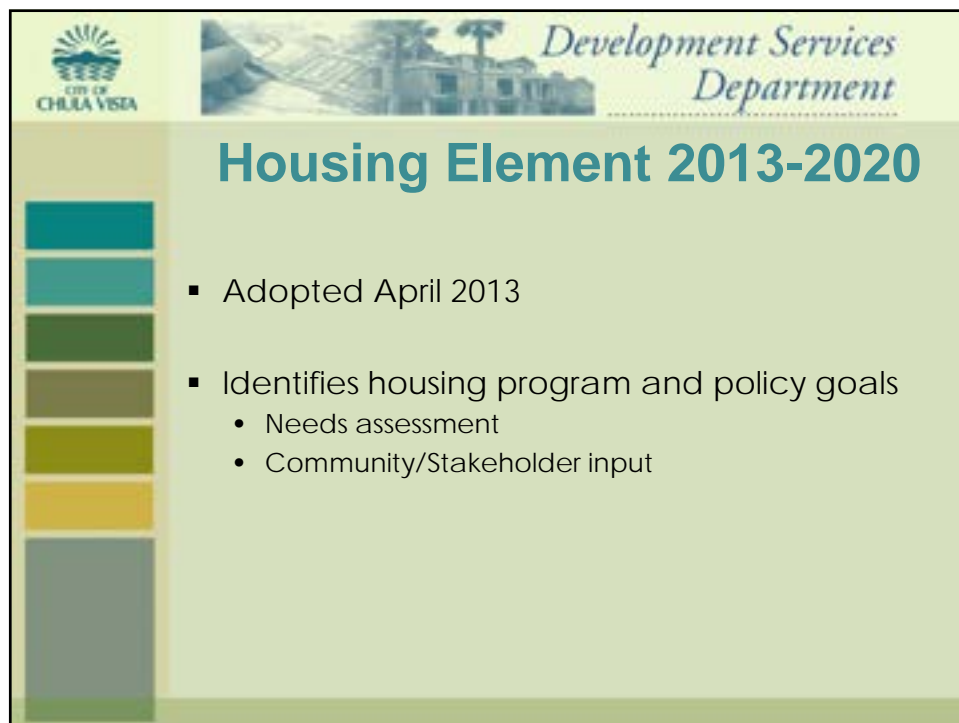
At 7:43 p.m., Chair Gonzalez motioned to adjourn the meeting, with a second from Commissioner Johnson, to the regularly scheduled meeting on Wednesday, July 23, 2014 in Conference Room C101 at 4:00 p.m.





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Stacey Kurz, Senior Project Coordinator

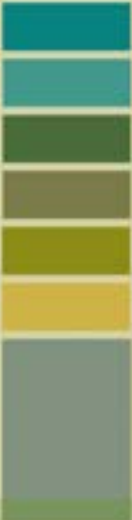
Exhibits:      1. Housing Element 2013 Annual Progress Report Presentation  
                    2. Recent/Current Development Handouts  
                    3. Staff Report Presentation







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## Key Findings



- 40% increase in City population
- Ethnically diverse
- Housing affordability gaps
- Demographic differences
- Sufficient land capacity to meet Regional Housing Needs Assessment
- Limited financial resources available






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## What We Heard



**General Needs**

- Affordable Housing is lacking
- Families are struggling

**Priority Populations**

- Economically vulnerable

**Programs & Strategies**

- Creative & Alternatives
- Preserve what we have & opportunities to reuse & enhance existing
- Geographic balance
- Purpose & responsibility
- Reduce barriers







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## Focus for Future



- Leveraging opportunities, available resources and new collaborations
  
- Housing with purpose
  - Economically vulnerable
  - Economic benefits to residents and community







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## Neighborhood Revitalization





April 2013  
11 blocks of sidewalk  
24 curb cuts

CITY OF CHULA VISTA  
CAPITAL IMPROVEMENT PROJECT  
DEPARTMENT OF DEVELOPMENT  
DIVISION OF NEIGHBORHOOD  
IMPROVEMENT



5,580 RAPP Registries  
80 in 2013



Third Avenue  
Improvements

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## Maintaining Housing Stock

Palms Mobile Estates began in 2013



Mobilehome/Trailer (Title 25)  
90 units / 8 parks



Multi-Family Inspections  
650 units / 140 complexes

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## Maintaining Housing Stock

 **Green Homes for All**

 **Western Homeowner Rehabilitation Loans**

For the City of Chula Vista, the Western Homeowner Rehabilitation Loans program provides financial assistance to eligible homeowners for the repair and rehabilitation of their homes. The program is designed to help homeowners improve the safety, health, and energy efficiency of their homes.

**Eligible Homeowners:**

- Homeowners who own and occupy the home as their primary residence.
- Homeowners who are at least 18 years old.
- Homeowners who are not currently in foreclosure.
- Homeowners who are not currently in bankruptcy.
- Homeowners who are not currently in default on any other loans.

**Eligible Repaired Repairs:**

- Roofing
- Exterior walls
- Windows
- Doors
- Foundation
- Plumbing
- Electrical
- HVAC
- Landscaping
- Paint

**Loan Details:**

Loan Amount	Interest Rate	Term
\$5,000 - \$10,000	3.5%	5 years
\$10,000 - \$20,000	4.0%	7 years
\$20,000 - \$30,000	4.5%	10 years

**Community Housing Improvement Program "CHIP"**

**Mobilehome Rehabilitation Forgivable Loans**

For the City of Chula Vista, the Mobilehome Rehabilitation Forgivable Loans program provides financial assistance to eligible mobilehome owners for the repair and rehabilitation of their mobilehomes. The program is designed to help mobilehome owners improve the safety, health, and energy efficiency of their mobilehomes.

**Eligible Homeowners:**

- Mobilehome owners who own and occupy the mobilehome as their primary residence.
- Mobilehome owners who are at least 18 years old.
- Mobilehome owners who are not currently in foreclosure.
- Mobilehome owners who are not currently in bankruptcy.
- Mobilehome owners who are not currently in default on any other loans.

**Eligible Repaired Repairs:**

- Roofing
- Exterior walls
- Windows
- Doors
- Foundation
- Plumbing
- Electrical
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- Landscaping
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**Before**  **After** 






**City of CHULA VISTA**




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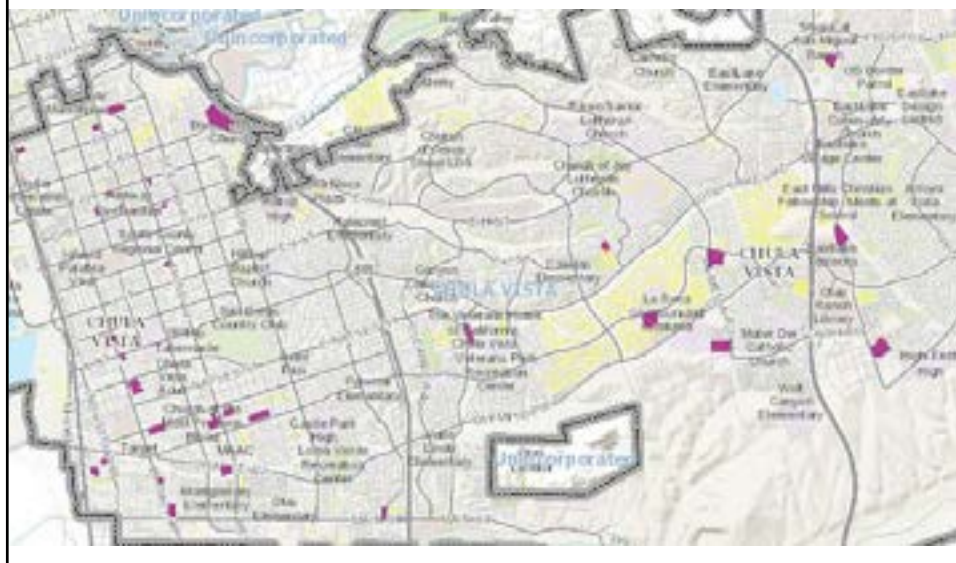


## Conservation Measures

- Green Building Standards (over 460 buildings)
  - 20% potable water reduction
  - Exceeded 15-20% higher energy efficiency standards
- Water Conservation
  - "20" Gallon Challenge
  - NatureScape
- Sustainable Communities Program
  - Staff training for LEED & Build It Green
- Energy Roadshow



## Affordable Rental Housing







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## Affordable Rental Housing

### Acquisition & Rehabilitation

**102 Units in West  
2 Units in East**

**City/County Partnership**

5 units  
< 50% AMI



**Kiku Gardens**

99 units  
< 80% AMI





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## Affordable Rental Housing

### New Construction

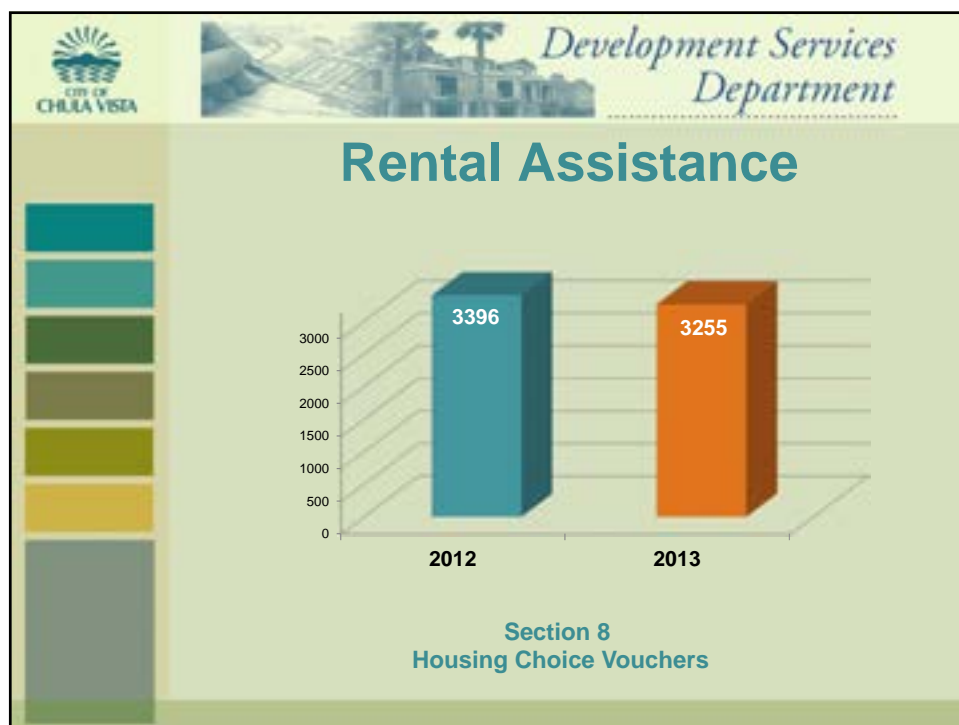
**Inclusionary Agreements**

**Tavera & Lakepointe**  
15 units < 80% AMI  
21 units < 120% AMI



**Lofts on Landis**  
33 units  
< 60% AMI







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## Mobilehome Community Issues

- Desire to preserve MHP zones
- Aging housing stock
- Securing City's investment w/ limited funds
- Health & safety in trailer parks

Other issues you see?

Chula Vista Current/Recent Development

NUMBER	DESCRIPTION	ADDRESS
1	<b><u>Lofts on Landis – Mixed Use</u></b> ▣ 4-Story, 33 MF Apts. & 1,253 s.f. of Office Space	240 Landis Avenue
2	<b><u>The Colony – Mixed Use</u></b> ▣ 4 Stories Over Garage, 162 MF Condos ▣ 2,800 s.f. Commercial includes Chula Vista Museum	435 Third Avenue
3	<b><u>Urbana – Mixed Use</u></b> ▣ 7-Story, 258 MF Apartments & 9 Live/Work Units	H Street Between 3rd & 4th Avenues
4	<b><u>Creekside Point – Mixed Use</u></b> ▣ 115 Condos, 4 Live/Work Units, 700 s.f. Retail	944 Third Avenue
5	<b><u>Orange Park</u></b> ▣ 3.9-Acre Park	Third and Orange Avenues
6	<b><u>Otay Ranch Village 2</u></b> ▣ Various Residential Projects	Between Heritage Road and La Media Road
7	<b><u>Heritage Road</u></b> ▣ Construction from Olympic Parkway to Santa Victoria Road	South of Olympic Parkway
8	<b><u>Otay Ranch Village 8 West &amp; East</u></b> ▣ West: 1,429 MF & 621 SF / East: In Development	South of Hunte Parkway and West of SR 125
9	<b><u>All Seasons Park</u></b> ▣ 7.6 acres w/ soccer field, basketball, shelter/gazebo, play equipment, picnic/BBQ area, restroom	1825 Magdalena Avenue
10	<b><u>Otay Ranch Village 6 “Contessa” &amp; SBBRT</u></b> ▣ Last residential project in V6, 108 MF apartments formerly known as “Marquis II” ▣ Site for South Bay Bus Rapid Transit	East Palomar Street
11	<b><u>Otay Ranch Library &amp; CV Police Department</u></b> ▣ Storefront Library and Police Department	Otay Ranch Town Center
12	<b><u>EUC “Millenia” – Mixed Use</u></b> ▣ 273 MF Apartments (Fairfield) & 116 Townhomes (Genesis)	Birch Road and Eastlake Parkway
13	<b><u>Otay Ranch Village 9</u></b> ▣ Otay Land Company Residential Development	East of SR 125 and South of Hunte Parkway
14	<b><u>University Park &amp; Innovation District</u></b> ▣ 375 Acres / University Campus to Serve 20,000 Students	East of Eastlake Parkway and Hunte Parkway
15	<b><u>OTC Archery Center</u></b> ▣ 35,000 s.f Facility; 25,212 s.f. Housing; 4,107 Multi-Purpose	2800 Olympic Parkway
16	<b><u>Lake Pointe – Mixed Use</u></b> ▣ 221 MF Condos & 15,000 s.f. Commercial	Olympic Parkway West of Wueste Road
17	<b><u>Olympic Pointe</u></b> ▣ 427 MF Apartments	Olympic Parkway South of Wueste Road
18	<b><u>Rolling Hills Ranch and Bella Lago</u></b> ▣ Single-Family Developments	Agua Vista Drive
19	<b><u>ActiveCare at Rolling Hills Ranch</u></b> ▣ 60-Bed Senior Residential Facility	850 Duncan Ranch Road
20	<b><u>Westmont Senior Center</u></b> ▣ 98-Unit, 104-Bed Assisted Living Facility	2325 Proctor Valley Road
21	<b><u>Mt. San Miguel Park</u></b> ▣ 19.5 acres w/ Ball Fields, Basketball & Tennis Courts, Play Equipment, Dog Park, Walking Trail, Shelters/Gazebos	2335 Paseo Veracruz
22	<b><u>Bayfront</u></b> ▣ 500-Plus Acres of Residential, Park & Resort Development	Bay Boulevard

## **Chula Vista Current/Recent Development**

### New Businesses:

#### **A Chula Vista Center**

AMC Theatre

Project Pie

Fatburger

Chipotle (across the street)

#### **B Otay Ranch Mall**

Venga Venga

Savoie French Italian Eatery

Kasi Fresh. Fast. Indian

Buffalo Wild Wings

#### **C Eastlake Von's Shopping Center**

Project Pie

Which Wich

#### **D Village Walk**

Nothing Bundt Cakes

McMillin Realty

#### **E Eastlake Design Center**

LaserTag

SkyZone

Fillipi's Pizza Grotto

Pride Martial Arts

#### **F Lane Avenue Business District**

YMCA

#### **G Mt. Miguel Shops**

Pizzos

Subway

Pilates Room

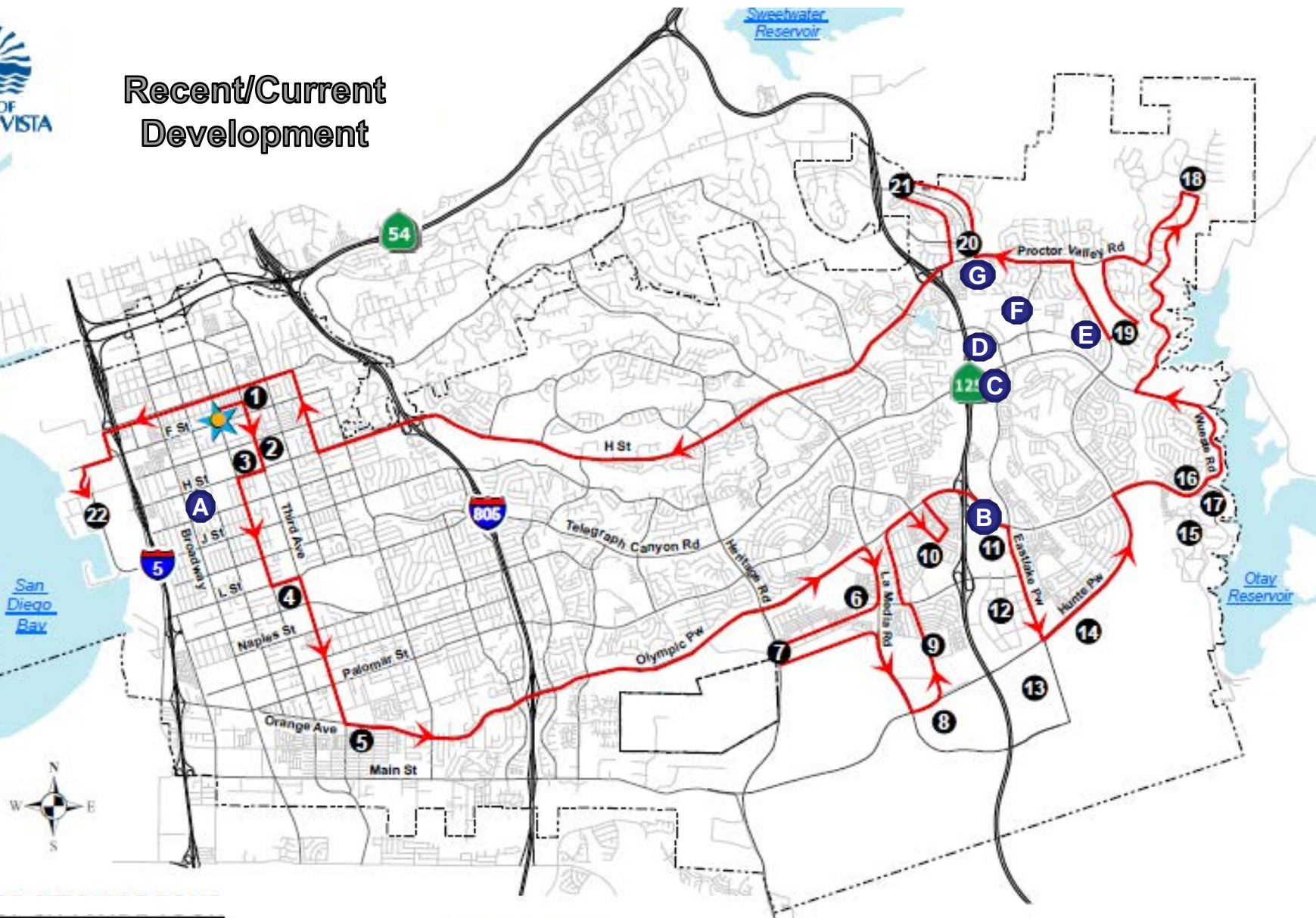
Pizza Hut

McDonald's





## Recent/Current Development



- |                   |  |  |                                      |                              |
|-------------------|--|--|--------------------------------------|------------------------------|
| 1 Lofts on Landis | 6 Otay Ranch Village 2                               | 11 Otay Ranch Library                    | 16 Lake Pointe                       | 21 Mt. San Miguel Ranch Park |
| 2 The Colony      | 7 Heritage Road                                      | 12 EUC "Millenia"                        | 17 Olympic Pointe                    | 22 Bayfront                  |
| 3 Urbana          | 8 Otay Ranch Village 8 West & East                   | 13 Otay Ranch Village 9                  | 18 Rolling Hills Ranch & Bella Lago  |                              |
| 4 Creekside Point | 9 All Seasons Park                                   | 14 University Park & Innovation District | 19 ActiveCare at Rolling Hills Ranch |                              |
| 5 Orange Park     | 10 Otay Ranch Village 6 "Contessa" and South Bay BRT | 15 OTC Archery Center                    | 20 San Miguel Ranch Senior Facility  |                              |





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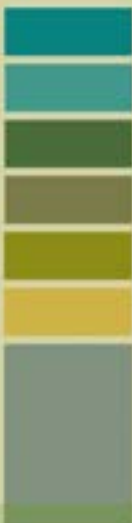


# Staff Reports

May 1, 2014



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## Master Fee Schedule Updates

- City Council May 6<sup>th</sup>
- Administrative Fee adoption  
*July 1, 2014 – June 30, 2015*
  - Proposed at \$40
    - ✓ Fund balance as of 7/1/14
    - ✓ Leveling of revenues & expenditures
- CVMC 9.40 Application Fee
  - State law allows local jurisdiction to recoup costs to process park closure





## Development Services Department

# Lofts on Landis




**LANDIS AVENUE ELEVATION**





landis@wakelandhdc.com



### Western Homeowner Rehabilitation Loans

The City of Chula Vista's Housing Division provides rehabilitation loans up to \$10,000 for income eligible homeowners who would like to repair or improve their homes.

**Eligible Applicants**

- Homeowners who own the property
- Must be the owner for at least 1 year and occupy the home
- Total household income may not exceed the program limits (see table below)
- Must be a single family detached home
- Must be in good condition
- Must be in good condition
- Must be in good condition

**Eligible Properties**

- Properties will be given to those who are in the best condition
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**Loan Terms**

- 0% to 3% interest rate depending on income, see table
- Loans must be repaid in full within 10 years

Household Income	0%	1%	2%	3%
\$10,000 - \$15,000	0%	1%	2%	3%
\$15,000 - \$20,000	0%	1%	2%	3%
\$20,000 - \$25,000	0%	1%	2%	3%
\$25,000 - \$30,000	0%	1%	2%	3%

### Community Housing Improvement Program "CHIP"

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